



City of Seattle Boards & Commissions Notice of Appointment

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|---|--|---|
| Appointee Name: <i>Nicholas Efthimiadis</i> | | |
| Board/Commission Name: <i>Northwest Design Review Board</i> | | Position Title: <i>Development Professional</i> |
| <input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment | City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i> | Term of Position: * 4/4/2024 to 4/3/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i> | |
| Residential Neighborhood: <i>Ravenna</i> | Zip Code: <i>98115</i> | Contact Phone No.: <i>Business phone # - NOT personal phone #</i> |
| Background: <i>Nicholas is an Assistant Project Developer at Mercy Housing.</i> | | |
| Authorizing Signature (original signature): <i>Bruce A. Harrell</i> Date Signed (appointed): 3/19/2024 | Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i> | |

*Term begin and end date is fixed and tied to the position and not the appointment date.

Nicholas Efthimiadis

Experience

Mercy Housing, Assistant Project Developer II (December 2021 – Present)

Seattle, WA

- Completed:
 - Assisting [2022] – Trailview, 77-unit affordable community with an early learning child center (YMCA) in Bellingham, WA
 - Assisting [2023] – Evergreen Ridge, 145-unit affordable community resident-occupied exterior rehab in Bellingham, WA
- Construction:
 - Managing [2024] – Millworks, 83-unit affordable community with early learning child center in Bellingham, WA
 - Assisting [2025] – Angle Lake Family Housing, 130-unit affordable community in SeaTac, WA

Hunters Capital, Market Research and Development Analyst (November 2016 – December 2021)

Seattle, WA

- Research and analyze Seattle land-use zoning as it pertains to land acquisition
- Investigate MHA implications on future multi-family and office development plans
- Assist President of Development over the pre-construction life of a project: acquisition, feasibility, entitlement, and design
- Assist in RFP bidding process for architect services and other major subcontractors on two multi-family 60-100-unit developments
- Manage pre-construction development budget with monthly reporting
- Conduct financial analysis and deal underwriting on multi-family, ground-up development
- Overhaul company multi-family development pro forma template
- Develop and enhance numerous company pro forma templates: tenant lease and TI analysis, five- and ten-year DCF analysis, and joint-venture distribution analysis
- Draft commercial leases for a variety of office and retail users
- Design marketing material for commercial vacancies and disseminate them on CoStar, LoopNet, Office Space, 42 Floors, and Craigslist
- Ensure commercial tenants and contractors hold active commercial liability and/or property insurance
- Participate in community affairs as a company representative: on the Pike/Pine Neighborhood Council (P/PUNC) and at design review meetings, neighborhood planning meetings, and required community outreach meetings

Stoke Investments, Development Manager (November 2020 – Present)

Seattle, WA

- Advise and execute investment and development strategy for a high-net-worth individual's small and growing real estate portfolio
- Manage the entitlement, design, and disposition process of two single-family homes in Seattle's Greenwood neighborhood
- Conduct feasibility analysis on all potential acquisitions and development opportunities
- Responsible for residential property management (leasing, resident relations, vendor & maintenance requests) for an 18-unit portfolio

Education

University of Washington

Seattle, WA

M.A. Urban Planning

Sep. 2017 – Dec. 2021

- **Thesis: Locational Patterns of Low-Income Housing Tax Credit (LIHTC) Developments in the Seattle Region**

M.S. Real Estate

Sep. 2017 – Mar. 2020

- **Graduate Certificate in Housing Studies**
- **Semi-finalist – 2019 Bank of America Merrill Lynch Low Income Housing Challenge**

B.A. Economics, Minor in Urban Design and Planning – 3.4 GPA

Aug. 2012 – Jun. 2016

- **University of Washington Alpine Ski Team**
 - Team officer and coach in 2017, 2018, and 2019 seasons
- **Honors Study Abroad Seminars:** Romania (2013), Romania & Georgia (2015)

Aug. 2014 – Mar. 2020

Leadership Activities, Community Service, and Interests

Pike/Pine Urban Neighborhood Council (P/PUNC), Leadership (January 2017 – 2020)

Seattle, WA

- Review and provide critical feedback of Capitol Hill development designs prior to EDG or DRB meetings
- Write letters of support with other members to help supported projects in the design review process
- Engage community over urban design interventions on Capitol Hill

St. Demetrious Greek Festival, Volunteer (2010 – Present)

Seattle, WA

- Volunteer at the annual St. Demetrious Greek Festival located in Seattle. It's a great way to connect to my Greek heritage and show others what that means. All festival proceeds are donated to charity.

University of Washington Alpine Ski Team, Volunteer Coach (March 2020 – Present)

Seattle, WA

University of Washington Campus Philharmonia Orchestra, French Horn (2015 – 2020)

Seattle, WA

Hobbies & Interests: Urban planning, transportation policy, skiing and ski racing, recreational mountain biking, backpacking, hiking, travel, languages (Bosnian/Croatian/Serbian, A2; Greek, B2)

Design Review Board

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

| *D | **G | RD | Position No. | Position Title | Name († holdover, ‡ beginning mid-term) | Term Begin Date | Term End Date | Term # | Appointed By |
|----|-----|----|--------------|-------------------------|---|-----------------|---------------|--------|---------------|
| 1 | M | | 1. | Local Residential, DT | Kuo, Jonas | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 6 | M | | 2. | Local Community, NE | Lee, Todd | 4/4/2023 | 4/3/2025 | 1 | Mayor |
| 6 | M | | 3. | Development, SW | Schaefer, Gavin | 4/4/2024 | 4/3/2026 | 1 | Mayor |
| 6 | M | | 4. | Business/Landscape, W | Allwine, Stephen A ‡ | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 9 | M | | 5. | Local Residential, SW | McCulloch, Rob | 4/4/2023 | 4/3/2025 | 1 | Mayor |
| 6 | F | | 6. | Business/Landscape, E | van Geldern, Emily † | 4/4/2022 | 4/3/2024 | 2 | Mayor/Council |
| 6 | F | | 7. | Local Community, SE | Wild, Kirsten | 4/4/2024 | 4/3/2026 | 1 | Mayor |
| 6 | F | | 8. | Development, SE | Baxter, Brenda L. | 4/4/2024 | 4/3/2026 | 1 | Council |
| 1 | M | | 9. | Local Community, NW | Prathivadi, Keshav | 4/4/2024 | 4/3/2026 | 1 | Council |
| 9 | M | | 10. | Business/Landscape, NW | Wagner, Solomon | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 6 | F | | 11. | Design Professional, E | Gage, Gina | 4/4/2023 | 4/3/2025 | 2 | Mayor |
| 6 | M | | 12. | Development, NW | Efthimiadis, Nicholas | 4/4/2024 | 4/3/2026 | 1 | Mayor |
| 2 | F | | 13. | Business/Landscape, DT | Vasser, Lisa | 4/4/2024 | 4/3/2026 | 2 | Mayor/Council |
| 5 | M | | 14. | Development, E | Arun, Akhil ‡ | 4/4/2023 | 4/3/2025 | 1 | Council |
| 6 | M | | 15. | Development, NE | Say, Dan | 4/4/2024 | 4/3/2026 | 1 | Council |
| 6 | F | | 16. | Local Community, SW | McClurg, Jessie | 4/4/2024 | 4/3/2026 | 1 | Council |
| 3 | M | | 17. | Design Professional, NE | Herrera-Enzuate, Stuart | 4/4/2024 | 4/3/2026 | 1 | Council |
| 1 | F | | 18. | Design Professional, W | Sato, Norie | 4/4/2023 | 4/3/2025 | 1 | Council |
| 5 | F | | 19. | Local Community, W | Maas, Sarah Ashley | 4/4/2024 | 4/3/2026 | 1 | Mayor |
| 6 | M | | 20. | Development, DT | Bendix, Christopher | 4/4/2023 | 4/3/2025 | 1 | Council |
| 3 | F | | 21. | Business/Landscape, SW | Alvarez, Ana ‡ | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 9 | F | | 22. | Design Professional, SE | De Giuli, Adriana | 4/4/2023 | 4/3/2025 | 1 | Council |
| 6 | M | | 23. | Design Professional, NW | DiRaimo, Ryan | 4/4/2023 | 4/3/2025 | 1 | Mayor |

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| 9 | M | | 24. | Local Community, E | Reilly, Joe ‡ | 4/4/2023 | 4/3/2025 | 1 | Council |
| 6 | F | | 25. | Local Residential, NW | Böehm, Vanessa Martina | 4/4/2024 | 4/3/2026 | 1 | Mayor/Council |
| 1 | F | | 26. | Local Community, DT | Fortaleza, Che | 4/4/2024 | 4/3/2026 | 2 | Mayor |
| 6 | F | | 27. | Development, W | Ratray, Tiffany | 4/4/2023 | 4/3/2025 | 2 | Mayor |
| 9 | F | | 28. | Local Residential, NE | Schickler, Kayleigh | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 6 | M | | 29. | Design Professional, DT | Woll, Jacob | 4/4/2024 | 4/3/2026 | 1 | Mayor |
| 1 | F | | 30. | Design Professional, SW | Li, Nicole ‡ | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 6 | M | | 31. | Business/Landscape, SE | Duda, Nick | 4/4/2024 | 4/3/2026 | 1 | Mayor/Council |
| 2 | M | | 32. | Local Residential, W | Ogunmola, Kinsley | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 6 | U | | 33. | Local Residential, E | Cosman, Jacob | 4/4/3023 | 4/3/2025 | 1 | Mayor/Council |
| 1 | M | | 34. | Local Residential, SE | Zhang, Zi | 4/4/2023 | 4/3/2025 | 1 | Mayor/Council |
| 6 | M | | 35. | Business/Landscape, NE | Doehr, Benjamin | 4/4/2024 | 4/3/2026 | 1 | Mayor/Council |
| 2 | F | | 36. | Get Engaged | Abdulkadir, Shabazz | 9/1/2023 | 8/31/2024 | 1 | Mayor (SMC 3.51) |
| 6 | F | | 37. | Local Residential, CA | Port, Brittany | 4/4/2024 | 4/3/2026 | 1 | Council |
| 6 | M | | 38. | Local Community, CA | Karlinsey, Ethan | 4/4/2024 | 4/3/2026 | 1 | Mayor |
| 1 | F | | 39. | Design Professional, CA | Wong, Samantha | 4/4/2024 | 4/3/2026 | 1 | Council |
| 5 | M | | 40. | Development, CA | Hirsty, Daniel | 4/4/2024 | 4/3/2026 | 1 | Mayor |
| 1 | F | | 41. | Business/Landscape, CA | Hu, Quanlin | 4/4/2024 | 4/3/2026 | 1 | Mayor/Council |
| N/A | N/A | | 42. | Get Engaged | Soulmani, Radia | 9/1/2023 | 8/31/2024 | 1 | Mayor (SMC 3.51) |

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| New Appointments |
| Re-appointments |
| Vacant |

| SELF-IDENTIFIED DIVERSITY CHART | | | | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
|---------------------------------|-----|-------|-------------|---------|-------|-------------------------------|---------------------|---|-------|--------------------------------|---------------------|-------------------|-------------|
| | Men | Women | Transgender | Unknown | Asian | Black/ African American | Hispanic/ Latino | American Indian/ Alaska Native | Other | Caucasian/ Non- Hispanic | Pacific Islander | Middle Eastern | Multiracial |
| Mayor | 8 | 6 | 0 | 0 | 1 | 1 | 0 | 0 | 2 | 9 | 0 | 0 | 1 |
| Council | 6 | 6 | 0 | 0 | 3 | 0 | 1 | 0 | 1 | 5 | 0 | 0 | 2 |
| Joint | 8 | 7 | 0 | 0 | 4 | 2 | 1 | 0 | 0 | 5 | 0 | 0 | 2 |
| Total | 22 | 19 | 0 | 0 | 8 | 3 | 2 | 0 | 3 | 19 | 0 | 0 | 5 |

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.